CITY OF HART
407 S. STATE ST.
HART, MI 49420
COUNCIL PROCEEDINGS
APRIL 28 2020, 7:30 P.M.
MINUTES - APPROVED

PRESENT: Mayor Ron LaPorte (in person), Councilors: Vicki Platt, Jason La Fever, Catalina Burillo, (all via Zoom), and Steve Hegedus (in person)
ABSENT: Joe Frontiera
OTHERS PRESENT City Manager – Lynne Ladner, and Deputy City Clerk - Cheri Eisenlohr.

Mayor LaPorte called the meeting to order at 7:30 pm, he then dedicated the meeting to former Mayor, Don Hannigan who had passed away recently, following the roll call, the Mayor lead the Council in the pledge of allegiance.

AGENDA:

- Mr. Hegedus made a motion to approve the agenda, supported by Ms. Burillo, the motion carried.
  - Ayes: 6 Nays: 0 Absent: 1

MINUTES:

- Mr. Hegedus made a motion to approve the minutes of April 14, 2020, meeting, supported by Mayor LaPorte, the motion carried.
  - Ayes: 6 Nays: 0 Absent: 1

PUBLIC COMMENTS, CORRESPONDENCE, EVENTS, PRESENTATIONS:

- None
- Public Hearing on Application to MNRTF Rec recreation Grant for Improvements to Veteran's Memorial Park
  - Mayor LaPorte opened the public hearing at 7:32 pm.
    - Mr. John Urick, representing the VFW, had been in contact with Ms. Ladner about his concerns for the changes to the park and would like to be privy to the final design if the grant is approved.
      - Mayor LaPorte said that the Council would listen to any suggestions/comments that the VFW has to offer.
  - Mayor LaPorte closed the public hearing at 7:36 pm.

DEPARTMENT REPORTS:

Police Chief, Juan Salazar:

- Written report provided in the packet.

Energy Dept. Superintendent, Mike Schiller:

- Written report provided in the packet.

BioPure Superintendent, Paul Cutter:

- Written report was provided in the packet.

DPW Superintendent, Brad Whitney:

- Written report was provided in the packet.

HEART Director, Nichole Steel: Attended meeting via Zoom.

- Written report was provided in the packet.

BILLS, CLAIMS, & PAYROLL:

- Bills: $149,393.28 Payroll: $57,404.00 Grand Total: $206,797.28
  - Mr. Hegedus made a motion to approve, supported by Ms. Platt, the motion carried.
    - Ayes: 6 Nays: 0 Absent: 1
    - Given the current health crisis, Mr. Splane asked if it was possible to stop in at City Hall to go over the invoices – he was told that he could.

ACTION ITEMS:
Ms. Ladner addressed the following Action Items:

RESOLUTION 2020-26
City Council
City of Hart, Michigan
Oceana County
MICHIGAN NATURAL RESOURCES TRUST FUND GRANT APPLICATION
Veterans Memorial Park

WHEREAS, the Michigan Natural Resources Trust Fund (MNRTF) offers grant assistance to qualified communities in Michigan; and the City of Hart has met the qualification standards including the preparation of a 5-Year Park and Recreation Master Plan (Master Plan) approved on January 24, 2017 by the Michigan Department of Natural Resources; and

WHEREAS, the City has selected Master Plan Project 5.2 Veterans Memorial Park for a 2020 MNRTF grant application; and

WHEREAS, City Engineer Prein&Newhof has prepared site development and cost estimate documents dated March 12, 2020 for the Veterans Memorial Park project; and

WHEREAS, the City Council desires to secure the benefits of efficient self-government and to promote and protect our common interests and welfare;

NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL:

Approves and accepts the March 12,2020 *Veterans Memorial Park site development plan and cost estimate in the amount of $994,000.*

Approves and authorizes a $300,000 Michigan Natural Resources Trust Fund grant application.

Approves and authorizes project match funds in the amount of $694,000 or 70% of total project costs from funds available in the General Fund, Hydro Fund, Water Fund and Sewer Fund.

Authorizes and directs the City Manager to prepare, sign and submit the MNRTF application on behalf of the City of Hart.

Moved by Mr. Splane and supported by Ms. Platt and thereafter adopted by the City of Hart, Michigan City Council at a regularly scheduled meeting held on Tuesday, April 28, 2020.

Ayes: 6 Nays: 0 Absent: 1

I hereby certify this to be a true and correct copy of the document on file with the office of the City of Hart Clerk.

Cheri Eisenlohr

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Cheri Eisenlohr, Deputy Clerk

Discussions:
Ms. Platt wanted to know if moving the airplane was going to be covered under the grant – no, it will not be. Ms. Ladner believes that the Air Force would have to be involved with that; she will investigate further and advise.
Mr. Splane asked who is responsible for the maintenance of the plane, the City, or the VFW. This is another issue the City Manager will investigate.
Mr. Splane was also concerned with the City taking on the additional debt if the grant is approved, Ms. Ladner advised that it connected to the ACO with FERC and that it is not in this year's budget, but will be in 2022's budget.

RESOLUTION 2020-27
City Council
City of Hart, Michigan
Oceana County

AUTHORIZE ENTERING INTO MEMORANDUM OF UNDERSTANDING WITH DELTA INSTITUTE FOR PLANTING OF TREES ALONG CITY OF HART PORTION OF HART MONTAGUE TRAIL

WHEREAS, the Michigan Department of Natural Resources has entered into an agreement with Delta Institute for the purchase and planting and initial maintenance of trees along the Hart Montague Trail in areas deemed to be in need of additional tree cover; and

WHEREAS, the two locations along the trail within the boundaries of the City of Hart have been selected for placement of trees as part of this project; and

WHEREAS, the City's responsibility through 2021 is limited to attending meetings and calls related to the project, overseeing the installation and maintenance by the contracted agency for the project and participation in a Long Term Forestry Workshop after 2021 general maintenance of the tree would become the responsibility of the City similarly with all other trees planted on City property;
NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL:

Agrees to the terms of the Memorandum of Understanding between the City of Hart and Delta Institute; and .

Authorizes the City Manager to sign the MOU on behalf of the City of Hart.

Moved by Mr. Splane and supported by Mr. Hegedus and thereafter adopted by the City of Hart, Michigan City Council at a regularly scheduled meeting held on Tuesday, April 28, 2020.

Ayes: 6 Nays:0 Absent: 1

I hereby certify this to be a true and correct copy of the document on file with the office of the City of Hart Clerk.



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Cheri Eisenlohr, Deputy Clerk

SPECIAL EVENTS PERMITS:

- None

DISCUSSION ITEMS:

- **USDA – Community Facilities Funding for Veteran's Memorial Park and Pointe Park**
- **USDA – Community Facilities Funding for Hart Dam Northeast embankment stabilization project**

Memo
To: Mayor and Council
From: Lynne Ladner
Date: 04/23/20
Re: Discussion regarding application for USDA – Community Facilities Loan/Grant for City's Share of Veteran's Park Improvements and development of Pointe Park

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In working with Prein Newhof on submitting the application for the Veteran's Park improvements and other capital projects that the City has on tap in relation to BioPure, Electric, and Water Distribution and Sewer Collection systems the discussion came up regarding whether any of the projects that we are being required to complete as part of the Dam Licensing agreement would be eligible for USDA loan/grant funding. Three of the projects that are at the top of the list for completion by FERC the improvements to Veteran's Park, the development of Pointe Park, and the repairs to the Northeast embankment of the dam and the stairs down to the dam mechanical housing structure.

As the Council is aware, we are applying for a grant of $300,000 to pay for approximately 30% of the improvements to Veteran's Park, which leaves the remaining cost of the improvements estimated to be $694,000 to come from City funds. Additionally, the improvements that are proposed for Pointe Park are another estimated $514,000 for a total of $1,208,000. The projects are both projects that can be funded through the use of the USDA Community Facilities loan/grant program. This would allow the City to borrow the funds to complete these projects that have impending deadlines from FERC for completion, potentially receive partial grant funding beyond the funding requested from the MNRTF grant to reduce the total overall City expenditure and to have borrowed the funds at a competitive interest rate for the City without significant impact on cash reserves.

The project at the Dam for the repairs on the Northeast embankment and the stairs would be a separate project and loan/grant application but again would allow the City to complete necessary repairs to the dam to ensure the long term safety of the structure. I am still awaiting the cost estimate from Prein Newhof for this project.

I am asking for permission from the Council to move forward with the necessary steps to begin the application process through USDA Community Facilities for funding assistance for the two projects Improvements to Veteran's Park and development of Pointe Park and the repairs to the Northeast embankment of the dam and the stairwell to the dam mechanical housing structure.

Lynne

- **Offer to sell property located at 219 E. Main St. City of Hart by the property owner**

To: Mayor and Council
From: Lynne Ladner
Date: 04/24/20
Re: Discussion regarding offer to sell 219 E Main to City of Hart

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All members of the Council should have received a copy of the email from Aaron Cory earlier this week regarding his offer to sell the property located at 219 E Main to the City of Hart in exchange for $39,500 cash plus the transfer of 3.73 acres of City owned property (parcel number 007-017-300-26) at a price which he valued at approximately $6,023.
It is my understanding that parcel number 007-017-300-26 was purchased by the City as part of the remediations steps being taken to obtain compliance with the ACO for Hart Lake. If the City were to sell or transfer ownership of this property, we would then need to find other property to replace/fill that requirement within the order.
Secondly, I understand that 219 is included in the City's master plan for redevelopment in the downtown and at another period of time I would be more likely to be advising the Council to seriously consider this purchase with the current challenges that the City will most likely be facing for the foreseeable future resulting from the economic devastation of the COVID-19 pandemic I cannot endorse spending the City's limited resources on this expenditure at this time.
Lynne

- Due to the current economy, the City would not be acquiring any additional property, Mr. Splane recommended getting Mr. Corey in touch with the RRC for assistance and locating possible resources for the disposition of his property. Ms. Steel, director of HEART, endorses this idea.

- **Preliminary discussion regarding planning steps for re-opening City buildings, facilities, and parks, including JGP Campground, the Community Center.**

To: Mayor and Council
From: Lynne Ladner
Date: 04/24/20
Re: Preliminary discussion regarding re-opening steps for City Buildings

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At this time, I am working with the manager from Pentwater and Shelby to ensure that we have a cohesive strategy county-wide for how we will proceed with opening our City/Village Halls, Public Parks, and facilities such as the community center and addressing gathering such as special events.
Thus far, steps that I am taking towards those ends include directing the managers of the campground at John Gurney Park that we will be following the State Campgrounds opening dates, which has now moved that opening date to May 15th. We are looking at potentially not opening the bathhouse this summer and only permit campers that have full hook-ups and are self-contained units. It is possible that the store will not open at the campground and that the pavilion may not be available for rentals.
That brings me to the Historic District, depending upon what limitations remain on events through the summer they may be able to open to visitors but may also be forced to limit events in the

chapel and other spaces that they may already have reservations for at this time. I will be working with Russ and others from the District on what additional safeguards they may also need to put in place, including additional cleaning and disinfection of spaces, providing volunteers with PPE to wear while working in the district, etc.
For the foreseeable future, I anticipate that the Council will be taking over the Community Center on the 2nd and 4th Tuesday nights for Council meetings even after the Stay at Home orders are lifted in order to permit necessary social distancing of the council members and public participants.
I am working to purchase a plexiglass divider for the walk-up window in City Hall so that when we are able to open the lobby to the public once again, social distancing and protection for City employees will be in place. The same goes for locating the materials necessary to build portable handwashing stations that can be placed around areas downtown for special events and when they become available again purchasing hand sanitizer dispensers to be mounted in our public parks.

Lynne

- Mayor LaPorte asked if negotiating the management contract for JGP is an option, Ms. Ladner stated that she would discuss with the City Attorney and advise.
- Mayor LaPorte also stated that the work Ms. Steel is doing for HEART had put the City ahead of the curve.

CITY ATTORNEY'S REPORT:

- No report was given/provided.

CITY MANAGER'S REPORT:

- Continuing to work on the budget.

COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- None

There being no further business to come before the Council, the meeting adjourned at 8:23 pm, upon motion by Mr. Hegedus and supported by Ms. Platt. The next regularly scheduled meeting will be on May 12, 2020, at 7:30 pm., in the Hart Community Center.

Respectfully Submitted

Deputy City Clerk